

CITY OF ELGIN, OREGON - RESOLUTION 1123 (2002)

A RESOLUTION OF THE CITY COUNCIL CREATING A
LOCAL IMPROVEMENT DISTRICT FOR HEMLOCK STREET

WHEREAS: The majority of the residents on Hemlock Street (Pumpkin Ridge Road) have requested that the City create a special improvement district for the purpose of chip-sealing Hemlock Street, and;

WHEREAS: The Union County Solid Waste District will provide 1/3 of the cost of the project, estimated to be \$14,000, and;

WHEREAS: The Union County Road Department will provide material, equipment and personnel to chip-seal the street at cost, and;

WHEREAS, The City of Elgin Street fund will provided 1/3 the cost of the project, and;

WHEREAS, The residents on Hemlock Street (Pumpkin Ridge Road) will be assessed for the remaining 1/3 of the cost;

NOW THEREFORE BE IT RESOLVED, that:

- 1) There is hereby created Hemlock Street Improvement District, 2002, for the purpose of constructing a chip-sealed surface on Hemlock Street in accordance with the specifications of the Union County Road Department.
- 2) The District is defined to be inclusive of all residential properties within the City Limits that adjoin and/or are serviced by Hemlock Street (also known as Pumpkin Ridge Road) from the intersection of the street with the Boise Cascade private road on the east end (near the Phillips Creek bridge) to the driveway into the Elgin Solid Waste Transfer station on the west end. A list of all tax lots and owners of record, included within the District, is contained in the report attached hereto.
- 3) One-third of the cost of the improvement is to be assessed to the properties within the defined district that are specifically benefitted by the improvements.
- 4) A Hearing before the City Council on the said improvement district shall be held at the regular Council meeting on July 9, 2002 at 7:15 at the City Hall.
- 5) The City Recorder is hereby directed to deposit in the mail, not less than ten (10) days prior to the hearing, a notice of the hearing containing the information required by the City ordinances and addressed to the owner of record of each lot within the intended district that is proposed to be assessed. by the City of Elgin.

PASSED AND ADOPTED this 24th day of June, 2002
With 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

Signed;

Berta Churchill
Berta Churchill, Mayor

Attest:

Joe Garlitz 6-25-2002
Joe Garlitz, Recorder/Administrator

REPORT FOR HEMLOCK STREET IMPROVEMENT DISTRICT, 2002,

The Hemlock Street Improvement District, 2002, will improve the street by chip-sealing the surface with three courses of chip rock and asphalt emulsion. Construction of the chip-sealed surface will be accordance with the specifications of the Union County Road Department. The Union County Road Department will provide materials, equipment and personnel to chip-seal the street.

The District is defined to be inclusive of all residential properties within the City Limits that adjoin and/or are serviced by Hemlock Street (also known as Pumpkin Ridge Road) from the intersection of the street with the Boise Cascade private road on the east end (near the Phillips Creek bridge) to the driveway into the Elgin Solid Waste Transfer station on the west end.

Map	Lot #	Owner	Address	City	Frontage (Feet)	Assmnt @ \$2.50/f.ft
1N39 15	1600	Church, Audrey I	65878 Hemlock St	Elgin OR 97827	296.0	\$740.00
1N39 15	1701	Baker, Ernest	70064 Lariat Dr	Elgin OR 97827	20.0	\$50.00
1N39 15	1500	Fincher & Sons, Inc	P O Box 241	Elgin OR 97827	410.0	\$1,025.00
1N39 15	1800	Cissna, Eugene & Rhonda	P O Box 38	Imbler, OR 97841	210.0	\$525.00
1N39 15	1702	Chadwick, Karen	65826 Hemlock	Elgin OR 97827	429.0	\$1,072.50
1N39 15	1704	Chadwick, Karen	65826 Hemlock	Elgin OR 97827	135.0	\$337.50
1N39 15	1700	SCB Incorporated	P O Box 1446	Chehalis WA 98523	328.0	\$820.00
1N39 15	1703	Walton, Shana <i>Carl Bantinger</i>	65824 Hemlock	Elgin OR 97827	0.0	\$0.00
Total frontage					1,828.0	\$4,570.00

Amount to be assessed to property owners is 1/3 of \$14,000 = \$4,667

Men

City of Elgin

P.O. Box 128
Elgin, Oregon 97827
180 N. 8th
voice/fax 541 437-2253

June 13, 2002

Dear Property Owner,

The City Council is considering a special improvement district on Hemlock (Pumpkin Ridge Road) fronting your property. The improvement district will be for the purpose of surfacing the road with chip-seal. The project is proposed to be done this summer and consists of placing three layers of asphalt emulsion and gravel "chips" laid over the street, a width of 22 feet.

The Union County road department has estimated the cost to be \$14,000. This project, if it proceeds, will be in cooperation with Union County. It is proposed to have the County pay 1/3, the City pay 1/3 and the property owners pay the remaining 1/3 (\$ 4,667).

To provide the owner's share of the cost, it is proposed to form a special improvement district and assess the property owners at a rate of \$2.50 per frontage foot. Our records show that your property has a frontage of ___ feet. This indicates an assessment of \$___. Improvement district assessments may be paid over a period of 10 years. Interest would be assessed on any balance remaining after December 31, 2002.

This letter is to alert you to this proposal and to determine if there is enough interest among the residents to proceed with forming a special improvement district. If the City proceeds beyond this initial step, you will receive a notice for a formal hearing to be held at a future City Council Meeting.

Please address your comments and questions to the City Office or to any of the City Councilors. We need your input before our next Council meeting July 9, 2002.

Sincerely,
Joe Garlitz, Recorder/Administrator

City of Elgin
P.O. Box 128
Elgin, OR 97827
(503) 437-2253
June 26, 2002

OWNER
ADDRESS
CITY

NOTICE OF PUBLIC HEARING; STREET IMPROVEMENT DISTRICT

The City has received enough positive responses regarding improvements on Hemlock Street to take the next step. To that end on June 25, 2002 the City Council passed a resolution declaring a special improvement district defined to include all residential properties within the City Limits that adjoin and/or are serviced by Hemlock Street (also known as Pumpkin Ridge Road) from the intersection of the street with the Boise Cascade private road on the east end (near the Phillips Creek bridge) to the driveway into the Elgin Solid Waste Transfer station on the west end. Your property on Hemlock Street, identified as Union County tax lot MAP #TAX, is included in the district.

This letter is to notify you, that the Council will hold a hearing to receive remonstrances and comments for or against the proposed street improvements and proposed assessments of properties. The hearing will be held on July 9, 2002 at 7:15 p.m. at the City Hall, 180 N 8th.

The City proposes to assess the property owners at an average rate of \$2.50 per foot of property frontage on Hemlock Street. Your lot (MAP #TAX) has a frontage of FRNTG feet. The frontage assessment for this lot at \$2.50 would be \$ASSMNT. However, several residents have proposed a flat equal assessment for all properties. The total assessment proposed is \$4,667. This divided by 7 would provide an equal assessment of \$667 for each property benefitted by the improvement. Your input in providing a fair assessment is needed by the Council.

The Union County Road Department will "chip-seal" Hemlock Street. The construction consists of three layers of asphalt emulsion and gravel "chips" laid over the street, a width of 22 feet. The cost will be shared equally with the Union County Solid Waste District, the City of Elgin, and the benefitted property owners.

A full report of the district, including all properties and the proposed assessments for each is on file at the City Hall for inspection. The estimated cost of the entire project is \$14,000. The total of the proposed assessments to property owners is \$4,667.

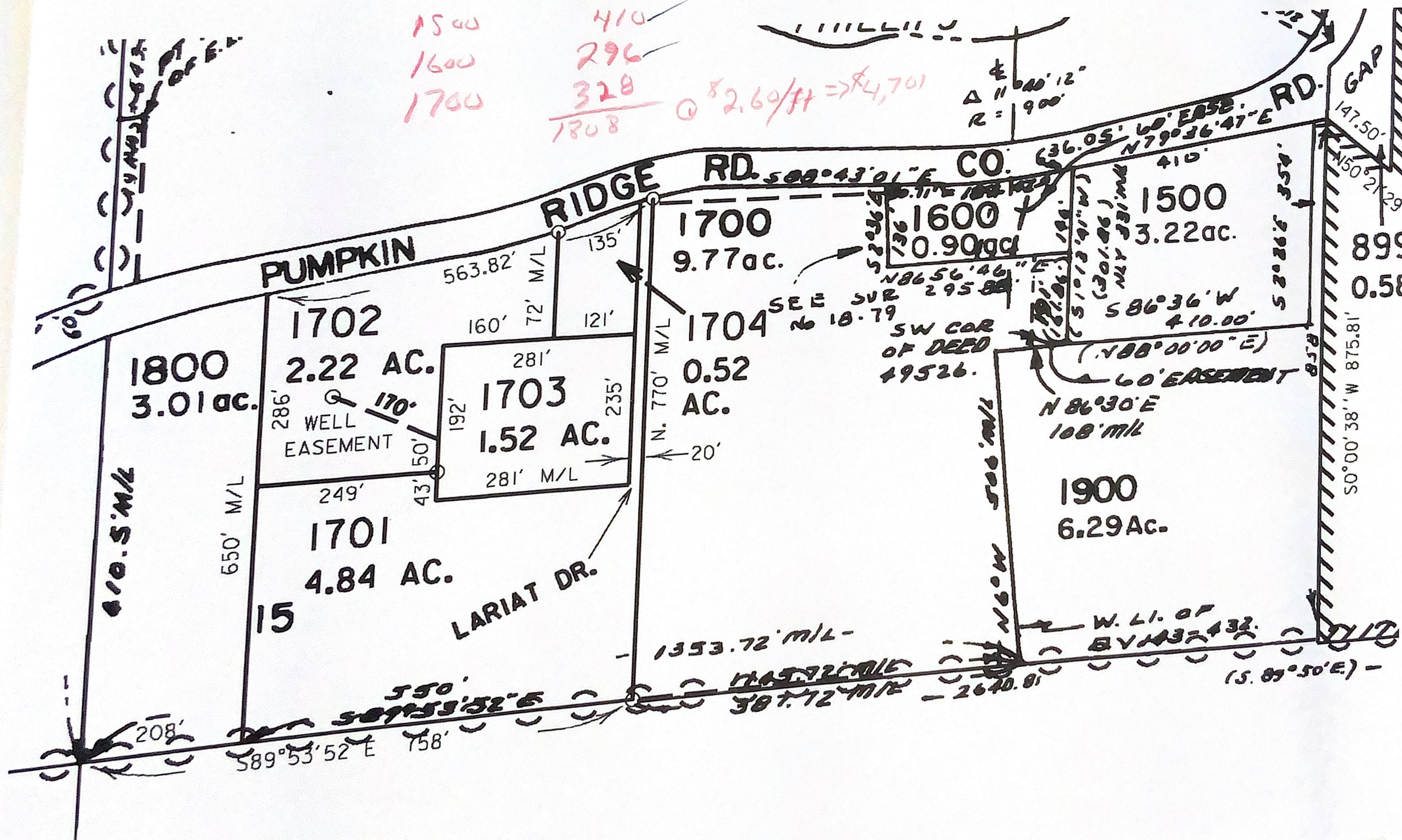
A majority of the property owners responding to a notice mailed June 13, 2002 indicated their willingness to pay for 1/3 the cost of chip-sealing as noted above. If you have objections, or wish to file a remonstrance, you must appear at the hearing or deliver written material to the Administrator at the City Hall prior to the hearing.

Sincerely,

Joe Garlitz
Recorder/Administrator

1702
 1704
 1800
 1500
 1600
 1700
 429'
 135'
 210'
 410'
 296'
 328'
 1808'

$\text{Q } \$2.60/\text{ft} \Rightarrow \$4,701$
 $\Delta = 11' 40'' 12''$
 $R = 900'$



sq	frntg	MAP	TAX	OWNER	ADDRESS	CITY
740	296	1N39 15	1600	CHURCH, AUDREY I	65878 HEMLOCK ST	ELGIN OR 97827
50	20	1N39 15	1701	Ernest Baker	70064 Lariat Dr	ELGIN OR 97827
1025	410	1N39 15	1500	FINCHER & SONS, INC	P O BOX 241	ELGIN OR 97827
525	210	1N39 15	1800	H EUGENE & RHONDA CISSNA	P O BOX 241 574	ELGIN , OR 97841
1073	429	1N39 15	1702	Karen Chadwick	65826 Hemlock	ELGIN OR 97827
338	135	1N39 15	1704	Karen Chadwick	65826 Hemlock	ELGIN OR 97827
820	328	1N39 15	1700	SCB INCORPORATED	P O BOX 1446	CHEHALIS WA 98523
		1N39 15	1703	Shana Walton	65824 Hemlock	ELGIN OR 97827

4570 @ \$2.50/ft



UNION COUNTY PUBLIC WORKS DEPARTMENT

P. O. Box 1103 • La Grande, Oregon 97850 • FAX (541) 963-7822 • Phone (541) 963-1016 • TTY: 1-800-735-1232

June 10, 2002

Joe Garlitz
City of Elgin
P.O. Box 128
Elgin, OR 97827

Dear Joe,

We have reviewed your request for a price estimate to chip *Hamlock / Putnam Ridge Rd* Halgarth Road from the Boise Cascade service road to the transfer station access point. A three shot chip seal with only minor surface preparation would cost about \$14,000. It is my concern however that the road base may be of questionable construction. If the base is not up to standards, the longevity of the chip seal will be shortened.

If you have any questions, please feel free to call me at 963-1016.

Sincerely,

Richard A. Comstock
Director of Public Works

cc: Steve McClure, County Commissioner

MAP	TAX	OWNER	ADDRESS	CITY	STREET	FRNTG	ASSMNT
1N39 15 1600	CHURCH,	AUDREY I	65878 HEMLOCK ST	ELGIN OR 97827	Hemlock(Pumkin Rg Rd)	296.0	\$740.00
1N39 15 1701	Ernest Baker		70064 Lariat Dr	ELGIN OR 97827	Hemlock(Pumkin Rg Rd)	20.0	\$50.00
1N39 15 1500	FINCHER & SONS, INC		P O BOX 241	ELGIN OR 97827	Hemlock(Pumkin Rg Rd)	410.0	\$1,025.00
1N39 15 1800	H EUGENE & RHONDA CISSNA		P O BOX 38	IMBLER, OR 97841	Hemlock(Pumkin Rg Rd)	210.0	\$525.00
1N39 15 1702	Karen Chadwick		65826 Hemlock	ELGIN OR 97827	Hemlock(Pumkin Rg Rd)	429.0	\$1,072.50
1N39 15 1704	Karen Chadwick		65826 Hemlock	ELGIN OR 97827	Hemlock(Pumkin Rg Rd)	135.0	\$337.50
1N39 15 1700	SCB INCORPORATED		P O BOX 1446	CHEHALIS WA 98523	Hemlock(Pumkin Rg Rd)	328.0	\$820.00
1N39 15 1703	Shana Walton		65824 Hemlock	ELGIN OR 97827	Hemlock(Pumkin Rg Rd)	.0	\$.00

1,828.0 \$4,570.00

4,570/7 = 652.86

June 19, 2002

Rcvd 6-24-2002

City of Elgin
180 N 8th
Elgin, Or 97827

Dear Sirs:

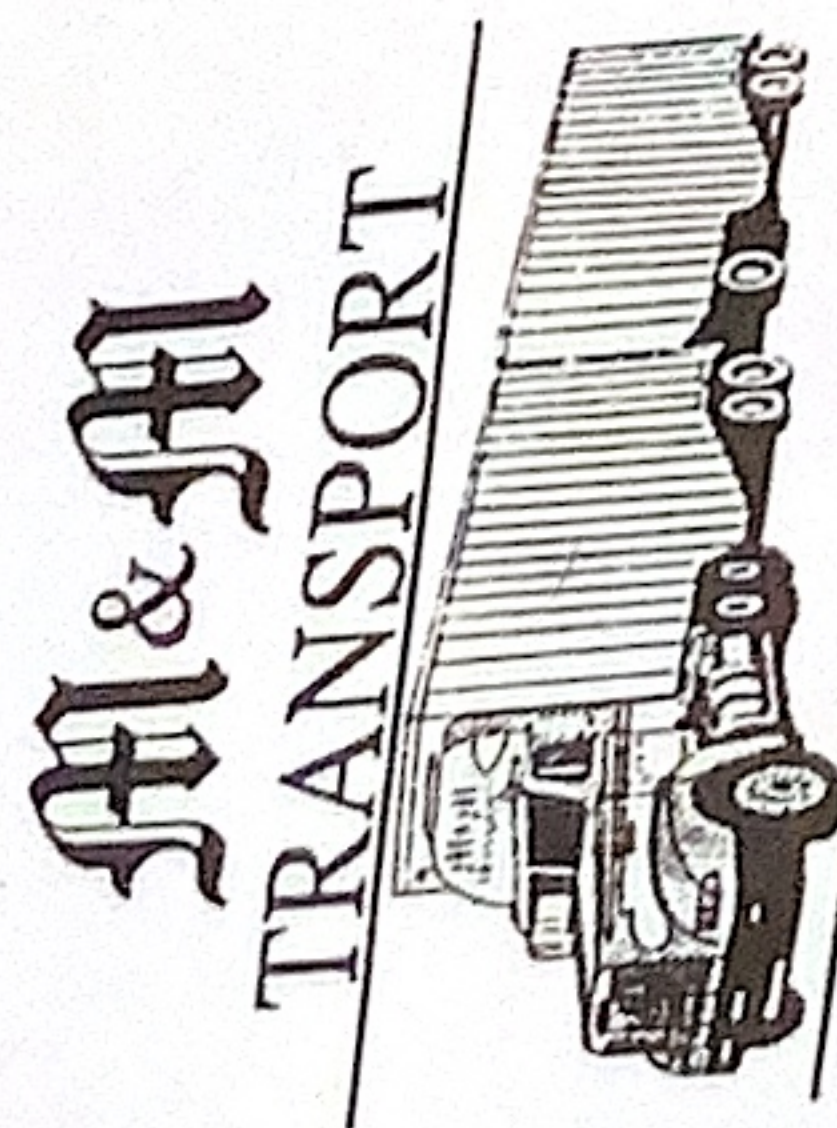
In regards to the proposed special improvement district on Hemlock (Pumpkin Ridge Road) fronting our property, please be advised that we are opposed to forming a special improvement district.

Sincerely yours,



Jim Bjorkman
SCB, Inc
PO Box 1446
Chehalis, Wa 98532
360-262-9383

$$328' / 1828' = 18\%$$



Chehalis, Washington

Specializing in Wood Products
170 St. Hwy. 508 P.O. Box 1446
Chehalis, WA 98532

